

***Official Minutes***  
**McKENZIE HISTORIC ZONING COMMISSION**  
**March 13, 2014 MEETING MINUTES**  
**McKenzie City Hall @ 4:30 PM**

**I. Call to Order/Establishment of a Quorum**

Meeting called to order by Chairperson Pruneau, quorum was established.

All members of the Historic Zoning Commission were present except for Larry Wheat & Lisa Norris.

Members of the Historic Zoning Commission are: Chairperson Charles Pruneau, Vice-Chairperson Lisa Norris, Secretary Larry Wheat, Susan Bradberry, Nola A. Hobbs, Virginia M. (Gena) Manner and Donna Taylor.

**II. Approval of November 14, 2013 Minutes.**

Motion to approve minutes made by Susan Bradberry, second by Nola Hobbs. Motion passed.

**III. Administrative Approvals**

**A. None**

**IV. Old Business**

**A. None**

**V. New Business**

**A. Johnson Bldg. – 556 S. Main St. Gayle Britton**

Discussion: The owners of the building wanted to add a metal façade about 4' in height in front, sloping downward in the back. Chairman Pruneau stated the metal façade did not meet the design guidelines. This type roofline would irreversibly damage the character of the building. Chairman Pruneau questioned if there was enough fall to attach to the rear of the parapet, staying underneath the top rim and then going backward. Gerald Hall who was representing the Britton's agreed to try to ascertain if this solution would solve the problem. CLG Jennifer Waldrup offered to talk with the owners and explain the situation concerning the proposed changes.

Action taken: Motion was made by Gena Manner with second by Donna Taylor to deny the request for proposed roofline change.

Amended Action: Roofline changed as per suggestion of Historic Zoning Commission. Motion was made by Lisa Norris with second from Gena Manner to approve the amended COA.

**A2. Thred's Ink – 556 S. Main St. Chris Hall**

Discussion: Chris Hall presented his proposed sign for the building. The sign is in the B-3

District, so he had adhered to the 10% rule. Board questioned the purpose of covering the windows, since they were a defining architectural element for the building. Mr. Hall decided that he would delay the sign changes until a decision was made concerning the roof, stating if the rent was increased; he would not be making the move.

Action taken: A motion for the request to put the sign on hold was made by Susan Bradberry, 2<sup>nd</sup> by Gena Manner.

**B. Bradberry Law Firm – 2465 Cedar St. – Brent Bradberry**

Discussion: Brent Bradberry presented his sign request to the Board to replace the attached flat sign on the building with his sign, staying within the 10% rule. He also requested permission for a sign to be hung from the pole that is currently on the property between his building and the United Neighbors Building.

Action taken: Motion to approve the request for both signs was made by Gena Manner, 2<sup>nd</sup> by Susan Bradberry.

**VI. Other Business**

A. Shelton Merrill presented proposed changes to the sign guidelines that were drafted June 2013 to coincide with signage regulations currently in place within the city codes.

Discussion: The Committee decided they would have another workshop on Wednesday, March 19<sup>th</sup> @ noon after they have had time to review these changes. They will then present these amended guidelines at a public hearing on April 10, 2014 for adoption and to be added as an addendum to the Historic Design Guidelines manual.

Action taken: Motion made by Donna Taylor, second by Nola Hobbs to hold workshop.

**VII. Adjournment**

Motion to adjourn by Donna Taylor, second by Susan Bradberry. Motion passed.

Time adjourned: 5:35 p.m.